

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-181

Petitioner: Woda Cooper Development, Inc.
Rezoning Petition No.: 2019-181
Property: ± 6.54 acres located at along Northlake Center Parkway (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, January 23rd, 2020, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 1/13/2020. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, January 23rd, 2020 at 6:30 PM, at Assurance United Methodist Church, 9700 Mt. Holly-Huntersville Rd, Huntersville, NC 28078.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Frank Fugate and Yuval Greenshtein with Woda Cooper Development, Inc. and Jeff McCluskey with Mc² Engineering, Inc.. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

This Petition involves a request to rezone the ± 6.54-acre Site from R-3 to UR-2(CD) to allow the Site to be developed with a residential community with up to 78 units. The proposed building will be oriented toward Northlake Centre Parkway with parking for the residential units located behind the building. The proposed units will be in a single building. The proposed building will be a four (4) story building with a maximum height of 50 feet.

The Petitioner will be constructing the portion of Hucks Road extension that falls on the Site and lines up with existing Calhoun Street. The Site's frontage on Northlake Centre Parkway will be improved with a new six (6) foot sidewalk with and an eight (8) foot planting strip. A new southbound left turn lane will also be added to along Northlake Centre Parkway to access Hucks Road extension.

A portion of the Site located adjacent to existing Dixon Branch will be dedicated to Mecklenburg County for use as a future greenway.

Access to the Site will be from Northlake Centre Parkway via a right-in/right-out driveway and from Hucks Road extension.

II. Summary of Questions/Comments and Responses:

There were no attendees in attendance

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Due to the change in topography and the building design a portion of the building may have five stories. Therefore, the height of the building was changed to allow up to five (5) stories.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Clay Cooper, Woda Cooper Development, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-181	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-181	02508112A	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E. MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2019-181	02508112B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 EAST MOREHEAD ST SUITE 201		CHARLOTTE	NC	28204
2019-181	02508125A	METROLINA PROPERTIES LP		LLC	C/O WOODFIELD INVESTMENT CO	1341 E MOREHEAD ST SUITE 201		CHARLOTTE	NC	28209
2019-181	02508125B	METROLINA PROPERTIES	LTD PARTNERSHIP			1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2019-181	02509125	TM NORTHLAKE MALL LP			C/O STARWOOD CAPITAL GROUP LP	PO BOX 130940		CARLSBAD	CA	92013
2019-181	02509131	HIGBEE COMPANY			C/O DILLARD'S INC	4501 N BEACH ST		FT WORTH	TX	76137
2019-181	02509141	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2019-181	02510304	MCAULAY	DANIEL J CHARITABLE R/T	BARBARA CHARITABLE R/T	MCAULEY	220 CRAIGWOOD DR		BLYTHEWOOD	SC	29016
2019-181	02510306	FCD-REAMES ROAD LP				121 W TRADE ST STE 2700		CHARLOTTE	NC	28202
2019-181	02510308	MCAULAY	BARBARA N			220 CRAIGWOOD DR		BLYTHEWOOD	SC	29016
2019-181	02510310	MASON ANDREW NC PARTNERS LLC			C/O CORTLAND PARTNERS LLC	3424 PEACHTREE RD STE 300		ATLANTA	GA	30326
2019-181	02510311	MASON ANDREW NC PARTNERS LLC			C/O CORTLAND PARTNERS LLC	3424 PEACHTREE RD STE 300		ATLANTA	GA	30326
2019-181	02510401	MASON ANDREW DEVELOPMENT PARTNERS LLC			C/O CORTLAND PARTNERS	3424 PEACHTREE RD STE 300		ATLANTA	GA	30326
2019-181	02529128	PATEL HOLDINGS LLC				PO BOX 1919		HUNTERSVILLE	NC	28070
2019-181	02529131	THE DISTRICT AL LP			C/O AMERICAN LANDMARK	4890 W KENNEDY BLVD STE 240		TAMPA	FL	33609
2019-181	02529132	THE DISTRICT AL LP			C/O AMERICAN LANDMARK	4890 W KENNEDY BLVD STE 240		TAMPA	FL	33609
2019-181	02529133	MECKLENBURG COUNTY				600 E 4TH ST/11TH FLOOR		CHARLOTTE	NC	28202

2019-181	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-181		Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2019-181	Hunter Acres Park Association, Inc	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2019-181	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2019-181	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
2019-181	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2019-181	Treyburn Owners Association	kevin	farrow	9228 darbyshire place		charlotte	NC	28216
2019-181	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
2019-181	Wedgewood North HOA, Inc.	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2019-181	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2019-181	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-181 – Woda Cooper Development, Inc.

Subject: Rezoning Petition No. 2019-181

Petitioner/Developer: Woda Cooper Development, Inc.

Current Land Use: Vacant

Existing Zoning: R-3

Rezoning Requested: UR-2(CD)

Date and Time of Meeting: **Thursday, January 23rd, 2020 at 6:30 p.m.**

Location of Meeting: Assurance United Methodist Church
9700 Mt. Holly-Huntersville Rd
Huntersville, NC 28078

Date of Notice: 1/13/2020

We are assisting Woda Cooper Development, Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on Northlake Center Parkway (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 6.54 acre Site from R-3 to UR-2(CD) to allow the Site to be developed with a residential community with up to 78 units. The proposed building will be oriented toward Northlake Centre Parkway with parking for the residential units located behind the building. The proposed units will be in a single building. The proposed building will be a four (4) story building with a maximum height of 50 feet.

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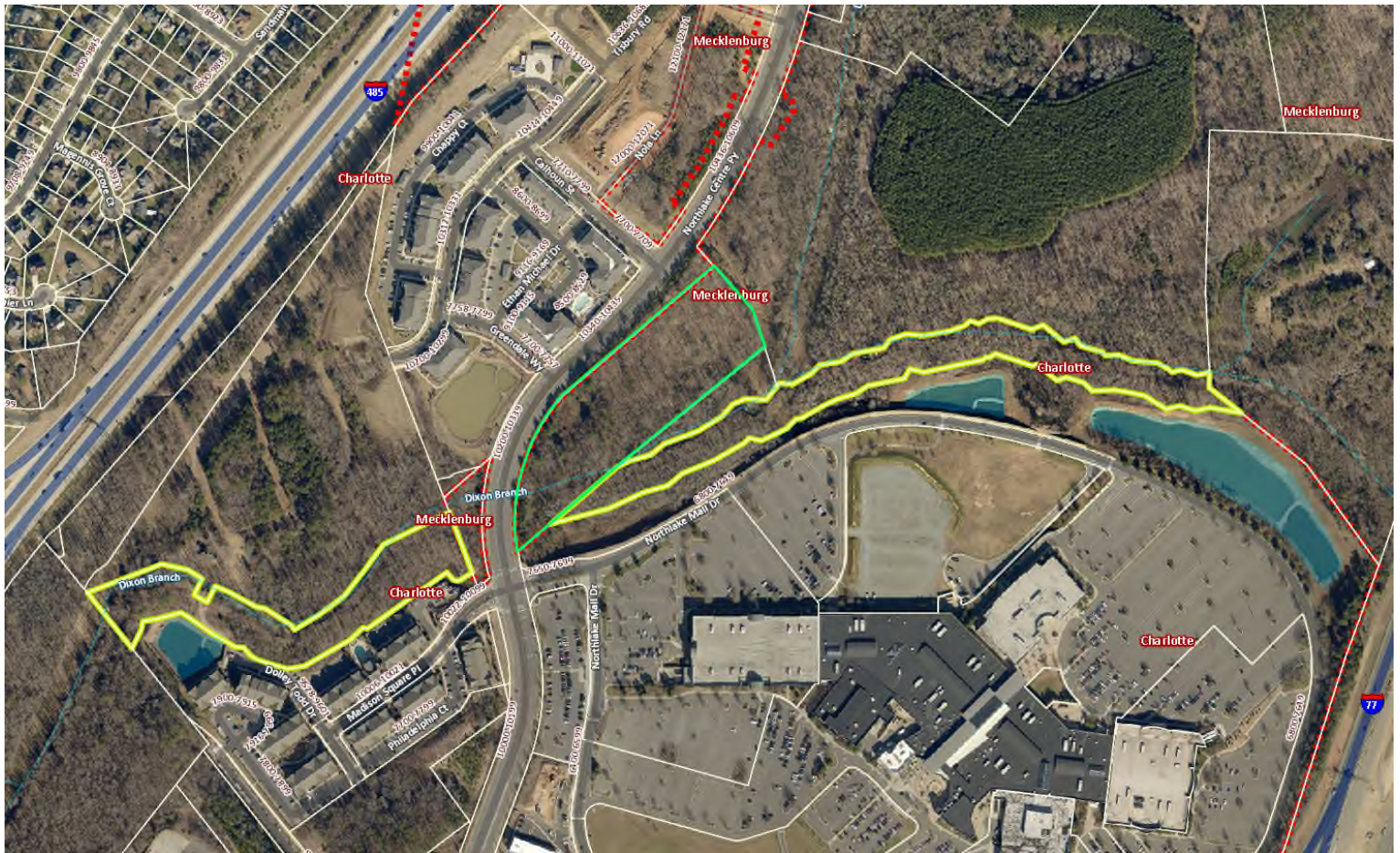
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Thursday, January 23rd, 2020, at 6:30 p.m. at Assurance United Methodist Church, 9700 Mt. Holly-Huntersville Road, Huntersville, NC 28078.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) Jeff Brown (704-331-1144). Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Clay Cooper, Woda Cooper Development, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Woda Cooper Development, LLC

Rezoning petition Number 2019-181

1/23/2020

Name	Address	Phone	Email
No Attendees in Attendance			